

Municipal Clerk
Atlanta, Georgia

10-0-0404
U-10-05

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005 (1) (g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **DAY CARE CENTER** is hereby granted. Said use is granted to **HEATHER WOLF** and is to be located at **1777 MARVIN STREET, N.W.**, to wit:

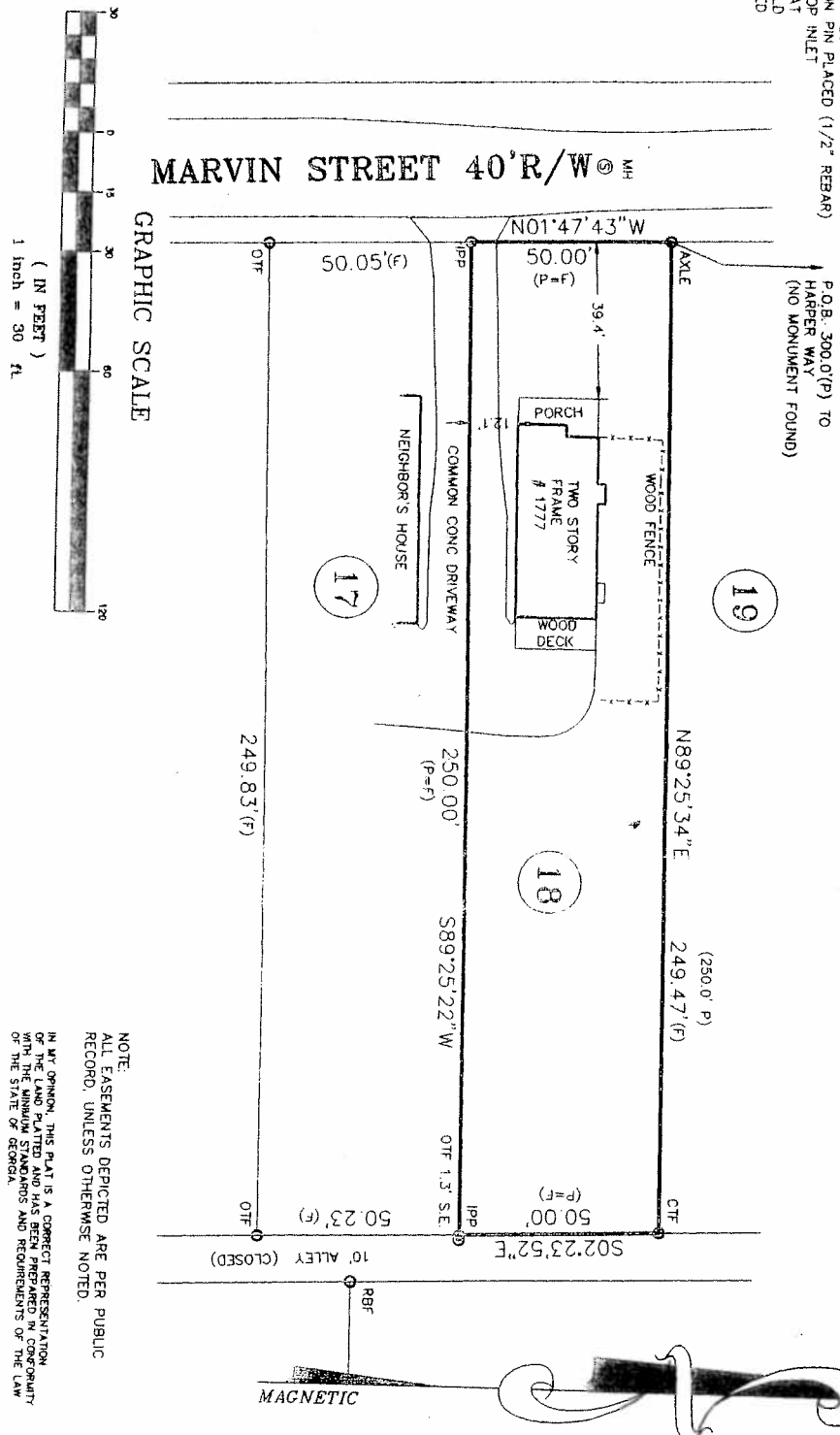
ALL THAT TRACT or parcel of land lying and being in Land Lot 187, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-3

- LEGEND
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - M/H MAIN HOLE
 - R/W RIGHT-OF-WAY
 - OP POWER POLE
 - OTF OPEN TOP FOUND
 - CRIMP CRIMP TOP FOUND
 - REBAR REBAR
 - LL LAND LOT
 - IPF IRON PIN PLACED (1/2" REBAR)
 - DI DROP INLET
 - P PLAT
 - F FIELD
 - D DEED



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 19,159 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. THE ADJUSTED BEARING AND A TRUE CHAIN WERE USED TO CARRY THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MEASUREMENT FOUND WITHIN 500' OF THIS PROPERTY.

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON TO WHOM IT IS ISSUED. IT IS NOT TO BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT EXPRESS RECONCILIATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.

RECEIVED
FEB 2 2010
Bureau of Planning
U-10-05

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: GANEK, WRIGHT & DOBKIN		DATE 02/10/01
	OWNER / PURCHASER MARK E. GRAHAM & NIKKI M. MILAM		SCALE 1" = 30'
	LAND LOT 187	17th DISTRICT	SECTION FULTON COUNTY, GEORGIA
	LOT 18	BLOCK A	UNIT AREA OF LOT: 12,482 S.F.
	SUBDIVISION ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			

PLOTTED BY: X:\SLS\0100790.DWG

U-10-05

Deed Book 32992 Pg 548

in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS, with power of sale, the following described property located in the

COUNTY

of

FULTON

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

All that tract or parcel of land lying and being in Land Lot 187 of the 17th District, Fulton County, Georgia, being Lot 18, Block A, Harper Property, as recorded in Plat Book 7, page 29, Fulton County records, said plat being incorporated herein and made a part hereof by reference.

RECEIVED
FEB 2 2010
Bureau of
Recording

Parcel ID Number: 17-0187-0003-038-6

which currently has the address of

1777 MARVIN ST NW
ATLANTA

[Street]

[City], Georgia 30318

[Zip Code]

("Property Address"):

TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.